

Natural Environment Referral Response - Coastal

Application Number:	DA2019/0354
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot 1 DP 778031 , 712 A Barrenjoey Road AVALON BEACH NSW 2107

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

Comment:

Although the subject land is marginally outside the Coastal SEPP area, yet it is desirable that all new development comply with the objectives of the coastal SEPP. In regard to State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP), the proposed development is unlikely to cause increased risk of coastal hazards on the subject land or other land.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Further, the subject land is identified as the Estuarine Hazard Affected area of wave action - tidal inundation for future and an Estuarine Planning Level (EPL) of 2.6 AHD has been adopted by Council for the subject site. It is noted that new developments are proposed in areas located above the EPL

Referral Body Recommendation

Recommended for approval

Refusal comments

Recommended Natural Environment Conditions:

Nil.